

December 30, 2014

City of Annapolis
Dept. of Neighborhood & Environmental Programs
145 Gorman St, 3rd Floor
Annapolis, MD 21403

**RE: Griscom Square
Annapolis, Maryland 21403**

Sir/Madam:

The subject property is located at the intersection of Tyler Avenue and Bay Ridge Avenue in Annapolis, MD, as shown on Plat 17038-17039, Book 330 pages 12-13 of the Anne Arundel Plat Records. The site is approximately 133,060 sf (3.05 Ac.) in size and is zoned R-2. There are no 100 year floodplain, streams, wetlands, or bogs located onsite. The property is currently improved with two single family dwellings, one garage and one shed. A twelve lot single family residential subdivision is proposed on site.

The proposed development requires a variance to **Article 7.2-1(C) 1&2** of the City of Annapolis Forest Conservation Act Working Group: to remove trees having a diameter of 30 inches or more or trees which measure 75% or more of the current state champion tree.

The following trees are proposed to be removed during the development.

Specimen Tree #	Latin Name	Size (DBH)	Condition
T-39	<i>Quercus palustris</i>	36"	Good
T-41	<i>Quercus palustris</i>	32"	Fair
T-42	<i>Quercus palustris</i>	37"	Poor
75% of State Chmp.	Latin Name	Size (DBH)	
T-78	<i>Pinus virginiana</i>	29"	Fair
T-79	<i>Pinus virginiana</i>	27"	Poor

The Specimens and 75% State Champion Trees are located within rear yards of adjacent properties which have been obtained for the subdivision.

The need for the required variance arises from the fact that the FSD is being prepared for an approved & platted development project. The variance request is not based on actions by the applicant and the granting of the variance will not confer on the applicant a special privilege that would be denied to other applicants. The variance does not arise from a condition relating to land or building use on a neighboring property nor will the granting of the variance adversely affect water quality.

Griscom Square
Variance Request Letter
1/26/2015

Thank you for your attention to this matter. Please contact us if we may be of further service during your review of this variance request.

Sincerely,

DRUM, LOYKA AND ASSOCIATES, LLC

Erika Wein